

## **70-86 Lynn Williams Street – Zoning By-law Amendment – Decision Report – Approval**

Date: November 15, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

**Planning Application Number:** 23 216060 STE 10 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 44-storey mixed-use building containing 520 rental dwelling units, a public daycare, 13 affordable rental housing units, and a public park at 70-86 Lynn Williams Street.

As described in the Decision History section of this report, on September 5, 2024, City Council accepted a settlement offer from the applicant respecting this proposal. This report recommends the same proposal as what Council endorsed for settlement in September.

### **RECOMMENDATIONS**

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The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend Zoning By-law 438-86, as amended, for the lands municipally known as 70-86 Lynn Williams Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 9 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct that, that in accordance with Section 42 of the Planning Act, prior to the first above grade building permit, the Owner shall convey to the City an on-site parkland dedication having a minimum size of 325 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

4. City Council approve the acceptance of the on-site parkland dedication, subject to the Owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation, and the Executive Director, Corporate Real Estate Management.

5. In the event that the Owner undertakes the Above Base Park Improvements, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation; the development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

6. City Council allow the Owner of the Site to construct, finish, furnish, equip and convey to the City a non-profit licensed child care facility (the "Child Care Facility") to the satisfaction of the Executive Director, Development Review and the General Manager, Children's Services as part of the development, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, in accordance with the following terms:

a. the Child Care Facility will comprise a minimum of 450 square metres indoor area located on the first and second floors of the proposed development and a minimum of 201 square metres outdoor area, located on the first floor of the proposed development; and

b. the Child Care Facility will be provided in accordance with the terms to be set out in the In-Kind Contribution Agreement identified in Part 9 below.

7. City Council attribute a value to the in-kind contribution set out in Part 6 above equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development.

8. City Council require that prior to the issuance of the first above grade building permit for the development, the Owner shall provide to the City a letter of credit to secure the Child Care Facility in an amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and handover of the Child Care Facility complying with the specifications and requirements of the In-kind Contribution Agreement, to the

satisfaction of the General Manager, Children's Services and the Chief Financial Officer and Treasurer.

9. City Council authorize the Executive Director, Development Review to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Part 6 above to the satisfaction of the Executive Director, Development Review, the General Manager, Children's Services and the City Solicitor, with such agreement to be registered on title to the Site and such agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

10. City Council authorize the Executive Director, Housing Secretariat, to negotiate and execute a municipal housing facility agreement ("Contribution Agreement") with the Owner for the provision of financial incentives, for 13 affordable rental dwelling units at the Site to secure rents at the City of Toronto's income-based definition of "affordable housing" by bedroom type, as determined by the City annually, for a minimum period of 99 years, on terms and conditions acceptable to the Executive Director, Housing Secretariat, in a form satisfactory to the City Solicitor.

11. City Council approve the provision of financial incentives pursuant to the City's Rental Housing Supply Program in relation to the affordable rental dwelling units described in Part 10 above as follows:

a. City Council exempt the 13 affordable rental dwelling units at the Site from taxation for municipal and school purposes for the 99-year term of the municipal capital facility agreement;

b. City Council authorize the 13 new affordable rental dwelling units at the Site to be eligible for an exemption from development charges, parkland dedication fees, community benefits charges, if not exempted by provincial legislation, and waivers of building permit fees;

c. City Council authorize the Executive Director, Housing Secretariat, on behalf of the City, to execute any security or financing documents, or any other documents required to facilitate the delivery of the affordable rental housing dwelling units, including any documents required by the Owner to secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by Council; and

d. City Council authorize the Controller to cancel or refund any taxes paid pursuant to the by-law exempting the property from taxation if authority is given for an exemption from taxation as set out in Part 11.a. above.

12. Prior to introducing the necessary Bills for enactment, City Council requires that:

- a. the Owner has entered into the In-kind Contribution Agreement pursuant to section 37(7.1) of the Planning Act to secure the in-kind contribution referenced in Part 6 above;
- b. the Owner has entered into an appropriate agreement to secure the affordable housing units described in Part 10 above, with such terms and conditions satisfactory to the Executive Director, Development Review and the Executive Director, Housing Secretariat, and the City Solicitor;
- c. the Owner has provided a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment, prepared by ERA Architects and dated July 26, 2024, for the property at 80-86 Lynn Williams Street, to the satisfaction of the Senior Manager, Heritage Planning;
- d. the Owner has entered into a Heritage Easement Agreement with the City for property at 80-86 Lynn Williams Street, substantially in accordance with the plans and drawings prepared by gh3 dated July 30, 2024, on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects dated July 26, 2024, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan required above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
- e. the Owner has provided a revised Functional Servicing Report and a revised Stormwater Management Report, such reports to be reviewed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- f. the Owner provide a plan for installation of art, including mural artwork, onto every elevation of the construction hoarding board, with adequate spotlighting for night-time illumination and on-going maintenance, at their sole cost, to the satisfaction of the Ward Councillor.

13. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 70-86 Lynn Williams Street from Permit Parking.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

### **Community Benefits Charge**

This report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of a non-profit licensed child care facility. The estimated value of the proposed CBC in-kind contribution is 100% of the 4% value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

## **DECISION HISTORY**

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On April 17, 2024, City Council refused an application for a 43-storey mixed-use building. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE12.10>

Following the refusal of the application, the applicant appealed City Council's decision to the Ontario Land Tribunal (OLT). Through this period, City staff entered confidential and without prejudice negotiations with the applicant in an effort to resolve outstanding issues. Negotiations were successful and the applicant submitted a settlement offer to City Council.

On September 5, 2024, City Council adopted a report recommending the alteration and demolition of a portion of the heritage building on the subject property and gave the authority to enter into a heritage easement agreement. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.CC21.2>

On September 5, 2024, City Council accepted the settlement offer. The offer was then made public. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC21.3>

Typically, following City Council's acceptance of an applicant's settlement offer on an appealed file, City staff and the applicant present the settlement to the OLT. This results in the final approval authority being the OLT as opposed to City Council.

In this case, the settlement offer from the applicant's solicitor contained an alternative potential course of action in which the applicant could withdraw its appeal to the OLT and come back to the City for a statutory public meeting and new decision on the

settlement proposal. The applicant has elected to pursue this course of action and has withdrawn their OLT appeal.

## **THE SITE**

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### **Description**

The site is located in the Liberty Village community at the northwest corner of Lynn Williams Street and Western Battery Road. While the entire site, which includes a heritage building, is approximately 5,407 square metres, the portion of the site that will be developed is L-shaped and has an approximate area of 3,315 square metres. This report, including its attachments, reflect the L-shaped developed site, as it is the applicant's intention to sell the heritage portion, after restoration, of the site to a different owner. Regardless, the application has been reviewed as a whole and, as such, the heritage easement agreement will apply to the entire site.

The existing uses include: development sales centre and associated commercial offices as well as surface parking lots on either side. City Council also recently designated the site under Part IV, Section 29 of the Ontario Heritage Act through By-law 701-2024.

## **THE APPLICATION**

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The table below provides information on the proposal and compares the original with the revised proposal:

	Original Proposal	Revised Proposal
Residential GFA	33,392 m <sup>2</sup>	36,881 m <sup>2</sup>
Non-Residential GFA	800 m <sup>2</sup>	909 m <sup>2</sup>
Total GFA	34,192 m <sup>2</sup>	37,869 m <sup>2</sup>
Base Building Height	24.5 metres (6 storeys)	17.5 metres (4 storeys)
Tower Height	135 metres (43 storeys)	141.5 metres (44 storeys)
Tower Floorplate	790 m <sup>2</sup>	855 m <sup>2</sup>

	Original Proposal	Revised Proposal
Dwelling Units	56 studio units (9%) 387 one-bedroom units (66%) 86 two-bedroom units (15%) 59 three-bedroom units (10%) 588 total units	36 studio units (6.5%) 288 one-bedroom units (55.8%) 144 two-bedroom units (27.7%) 52 three-bedroom units (10%) 520 total units
Affordable Housing	0 units	13 units at 99 years
Community Facilities	None	Daycare space (456 m <sup>2</sup> indoor with 204.75 m <sup>2</sup> outdoor space)
Parkland Dedication	325 m <sup>2</sup>	325 m <sup>2</sup>
Indoor Amenity Space (square metres per dwelling unit)	1,285 m <sup>2</sup> (2 m <sup>2</sup> per unit)	1,412 m <sup>2</sup> (2.7 m <sup>2</sup> per unit)
Outdoor Amenity Space (square metres per dwelling unit)	1,185 m <sup>2</sup> (2 m <sup>2</sup> per unit)	1,052 m <sup>2</sup> (2 m <sup>2</sup> per unit)
Vehicular Parking Resident/Visitor/Retail	110 spaces (68 residential; 30 visitors; 11 non-residential)	94 spaces (54 residential; 30 visitors; 6 non-residential)
Bicycle Parking	648 spaces	582 spaces

### Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/86LynnWilliamsSt](http://www.toronto.ca/86LynnWilliamsSt)

### Reasons for Application

The Zoning By-law Amendment application has been submitted to amend former City of Toronto Zoning By-law 438-86, as amended, through various site specific amendments, to permit an increase in the overall height and density on the site and to modify various performance standards such as building setbacks.

## **APPLICATION BACKGROUND**

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The applicant conducted a pre-application consultation (PAC) with the City prior to application submission on October 18, 2023. The application was deemed complete on February 6, 2024, satisfying the City's minimum application requirements. Staff conducted a Community Consultation Meeting for the application on December 7, 2023. Community consultation is summarized in its own section of this Report.

The reports and studies submitted in support of this application are available on the Application Information Centre at: [www.toronto.ca/86LynnWilliamsSt](http://www.toronto.ca/86LynnWilliamsSt).

### **Agency Circulation Outcomes**

The application, together with the applicable reports, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendment provisions.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)).

On October 20, 2024 the Provincial Planning Statement (2024) came into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others. To date, the Legislature has not released regulations addressing transitional matters for applications submitted prior to October 20, 2024. As a result, this report will address both PPS (2020) and PPS (2024).

### **Official Plan**

The site is designated Mixed Use Areas and is surrounded by other properties designated Mixed Use Areas. Attachment 3 to this report illustrates these land use designations. The site is also within the Garrison Common North Secondary Plan. The Official Plan can be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/official-plan/>.



## **Zoning**

The site is subject to 438-86, as amended through various site specific by-laws that apply to Liberty Village (by-laws 566-2000, 684-2003, 600-2005, 853-2005, 1079-2010 and 1171-2019), and is identified as Block 8 in Site Specific By-law 600-2005, which permits residential and non-residential uses. The zoning permits a built form that retains and restores the heritage building on the southern portion of the block, while the north side of the block is permitted to have a building of up to 52 metres in height. The site is not subject to the harmonized City-Wide Zoning By-law 569-2013. See Attachment 4 of this report for the existing Zoning By-law Map.

## **Heritage**

The property was Listed on the City's Heritage Register in 2006. The listing report identified only the southern half of the existing warehouse building as being of significance. The site specific zoning for Block 8 also recognizes the heritage value of the property, by directing that redevelopment cannot proceed without the retention and restoration of the southern portion of the building.

At its meeting on June 26, 2024, City Council designated the property under Part IV, Section 29 of the Ontario Heritage Act through By-law 701-2024.

## **Design Guidelines**

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charge refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On December 7, 2023, City Planning staff hosted a Virtual Community Consultation meeting on the application. Sixty-five members of the public were in attendance, as well as the applicant and the Ward Councillor. Following presentations by City staff and the applicant, the following concerns were raised:

- Liberty Village has been overdeveloped;
- lack of appropriate open space and public realm enhancements;
- proposed building is too tall;
- proposed building's relationship to neighbouring buildings;
- wind and shadow impacts;
- exacerbation of traffic congestion; and
- lack of affordable housing units as well as community services and facilities.

The comments received have informed the review of the application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members are given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application.

## **COMMENTS**

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### **Provincial Planning Statement**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal and find the proposal consistent with the PPS (2024).

### **Land Use**

The proposed mix of land uses associated with the proposed redevelopment is appropriate.

### **Public Realm**

The current proposal has removed the building cantilever on the west side of the base building included in the original proposal, allowing for this public space to be lined with trees. The proposal has also reduced the original three vehicular laybys to one single layby on the western side of the site; this layby may also be either removed or reduced,

to be determined during detailed site design.

The sidewalk widths are appropriate, allowing for soft landscaping in accordance with the Liberty Village Public Realm Strategy. In addition, the proposal features two midblock connections, one on the northern edge of the site at 5 metres in width and another between the new building and the heritage building at 4 metres in width. Midblock connections are a key part of Liberty Village's character and will improve the permeability of the area.

### **Parkland**

The proposal includes the delivery of a 325 square metre public park located at the corner of Lynn Williams Street and Western Battery Road which will provide visibility and access. This parkland will meet the dedication requirement for the development as proposed. Staff will work with the applicant to ensure the public park is developed to serve the new and surrounding residents. The parkland is to be free and clear of any underground encumbrances and be conveyed prior to issuance of First Above Grade Building permit for the development.

### **Built Form**

The revised proposal reduces the base building from 6 to 4 storeys, thus being more in keeping with zoning by-laws specific to Liberty Village and providing an appropriate relationship to the southerly heritage building in terms of scale and mass. As well, the removal of the building's westerly cantilever further enhances the openness of the public realm and improves the adjacency with the heritage building. The revised proposal also demonstrates articulation on the south elevation above the base building, providing an appropriate relationship to the heritage building to the south.

The tower separation distance between the building to the north at 125 Western Battery is between 24 and 25 metres, which is acceptable as it meets the intent of the Tall Building Design Guidelines.

The tower height of the revised proposal has increased by one storey (44 storeys, 141.5 metres) from the original proposal. While this building height has increased and will be the tallest building in Liberty Village, the revised proposal has addressed issues related to public realm, community amenities, and reductions in the base building to bring the proposal in conformity with the Official Plan as a whole, thus resulting in good planning.

Similarly, the floorplate of the building has increased from 790 square metres to 855 square metres. This increased floor plate size would allow for larger and more appropriately designed units in accordance with the Growing Up Guidelines, and is appropriate in this instance.

## **Heritage Conservation**

The proposal aligns with the City's heritage conservation objectives for the property, contained within site-specific Zoning-Bylaw 600-2005 which instruct that redevelopment on the north half of the site can only occur if the south half of the heritage building is conserved. The new construction has also been redesigned to provide a compatible relationship that is distinguishable from and subordinate to, the retained southern portion of the heritage building.

As such, staff are satisfied the proposed conservation strategy meets the intent of the Planning Act, and the heritage policies in the Provincial Planning Statement (2024) and the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

## **Housing**

The proposal is intended to be purpose built rental. The proposed unit mix is as follows: 36 studio units (6.5%); 288 one-bedroom units (55.8%); 144 two-bedroom units (27.7%); and 52 three-bedroom units (10%). This unit mix is appropriate, meeting the Growing Up Guidelines standard of 15% two-bedroom and 10% three-bedroom units.

In addition to the proposal adding to the City's rental stock, the applicant proposes to provide 13 affordable housing units at 99 years. These affordable units will not be part of the Community Benefits Charge, and will be secured through a separate Contribution Agreement as agreed to between the applicant and the City.

## **Community Services and Facilities**

The original proposal did not include any community services and facilities. This revised proposal includes a public daycare, to be provided as part of an in-kind community benefits contribution. The public daycare will provide 36 childcare spaces, with 456 m<sup>2</sup> indoor with 204.75 m<sup>2</sup> outdoor space.

## **Mobility**

Transportation Services staff have requested a portion of the land from the western edge of the site that will contribute to the delivery of the future L-shaped public extension of Snooker Street. The applicant is providing this land conveyance clear of any obstructions.

The revised proposal provides a reduction in parking supply from the original proposal, in part to reduce traffic generated from the development. The current proposal provides 94 spaces instead of 110 spaces. Of those spaces: 54 spaces are for residential purposes; 30 spaces are for visitors; six (6) spaces are for the retail use; and four (4) spaces are for car-share facilities. The overall supply includes five (5) accessible spaces distributed proportionally between the different uses.

While the proposed parking supply meets the minimum requirements for residential and non-residential use, the accessible parking supply is deficient by eight (8) spaces. The draft Zoning By-law requires a minimum of thirteen (13) accessible parking spaces to meet the minimum standards set forth by Zoning By-law 569-2013, amended by By-law 89-2022.

Regarding traffic impact, the proposal represents a ratio of 0.1 spaces provided for each dwelling unit. This parking ratio is very low in relation to other buildings and, therefore, will not generate adverse impacts and is overall seeking to reduce automobile reliance. Additionally, the site is well located to public transit and the proposal is providing an appropriate amount of bicycle parking to encourage alternative modes of transportation.

As for bicycle parking spaces, a total of 582 spaces are proposed, including 470 long-term spaces and 112 short-term spaces. This supply is appropriate.

The proposal includes one Type G and one Type C loading space, both of which are acceptable to Transportation Services.

Access to underground parking and loading spaces are provided through a private service lane on the north edge of the site, accessible from Western Battery Road.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

### **Shadow Impact**

The shadow study shows new shadowing on Bill Johnston Park for two hours at 2:18 and 3:18 PM during the Spring and Fall equinoxes. The shadowing is on the dog run portion of the public park and is relatively minor. No additional shadow is cast on the townhomes east of Pirandello Street. The shadow also does not travel north of the CNR tracks.

### **Wind Impact**

The wind study notes that wind criteria for sitting and standing is exceeded in this area of Liberty Village during the winter months. The study attributes this exceedance to a lack of taller building forms with appropriate base buildings that would otherwise help to mitigate downwashed wind, as the area includes a large surface parking lot for a two-storey grocery store. The wind impacts during the summer and spring are adequate for standing except for the location of the loading spaces. The proposed outdoor daycare space will benefit from being enclosed, protecting the space from wind and noise. Wind mitigation efforts, including the proposed 4 storey base building, will aid in improving wind conditions.

## **Amenity Space**

The revised proposal meets the zoning by-law minimum standard of 2 square metres per dwelling unit for outdoor amenity space. For indoor amenity space, the revised proposal exceeds the minimum standard, providing 2.7 square metres per dwelling unit.

## **Servicing**

Staff recommend that the zoning by-law amendment should be withheld from enactment pending confirmation of servicing details regarding water, sanitary and stormwater from the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## **Conclusion**

It is the opinion of Development Review staff that the proposal, as amended, is consistent with the PPS (2024) and conforms to the Official Plan.

## **CONTACT**

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George Pantazis, Senior Planner, Community Planning, Tel. No. 416-392-3566, E-mail: George.Pantazis@toronto.ca

## **SIGNATURE**

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Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District - South

## **ATTACHMENTS**

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Attachment 1: Application Data Sheet  
Attachment 2: Location Map

Attachment 3: Official Plan Land Use Designation Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Site Plan  
Attachment 6: Ground Floor Plan  
Attachment 7: Elevations  
Attachment 8: 3D Perspective Drawings  
Attachment 9: Draft Zoning By-law Amendment

## Attachment 1: Application Data Sheet

Municipal Address:	70-86 LYNN WILLIAMS STREET	Date Received:	October 18, 2023
Application Number:	23 216060 STE 10 OZ		
Application Type:	Rezoning		
Project Description:	Zoning By-Law Amendment for a 44-storey mixed-use building, with retail uses at grade and 520 purpose built rental units within the podium and tower.		
Applicant	Agent	Architect	Owner
Markee / Collecdev Inc.	Bousfields	gh3	695238 ONTARIO LIMITED

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Heritage Designation:	Y
Zoning:	I3 D3 (438-86)	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	3,315	Frontage (m):	70 (along private driveway)	Depth (m):	51 (along Western Battery Road)
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,165		1,578	1,578
Residential GFA (sq m):			36,881	36,881
Non-Residential GFA (sq m):	1,165		909	909
Total GFA (sq m):	1,165		37,869	37,869
Height - Storeys:	2		44	44
Height - Metres:	15		141.5	141.5

Lot Coverage Ratio (%)	0.48	Floor Space Index:	11.4
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	36,881	
Retail GFA:	463	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	470	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			520	520
Freehold:				
Condominium:				
Other:				
Total Units:			520	520

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		36	288	144	52
Total Units:		36	288	144	52

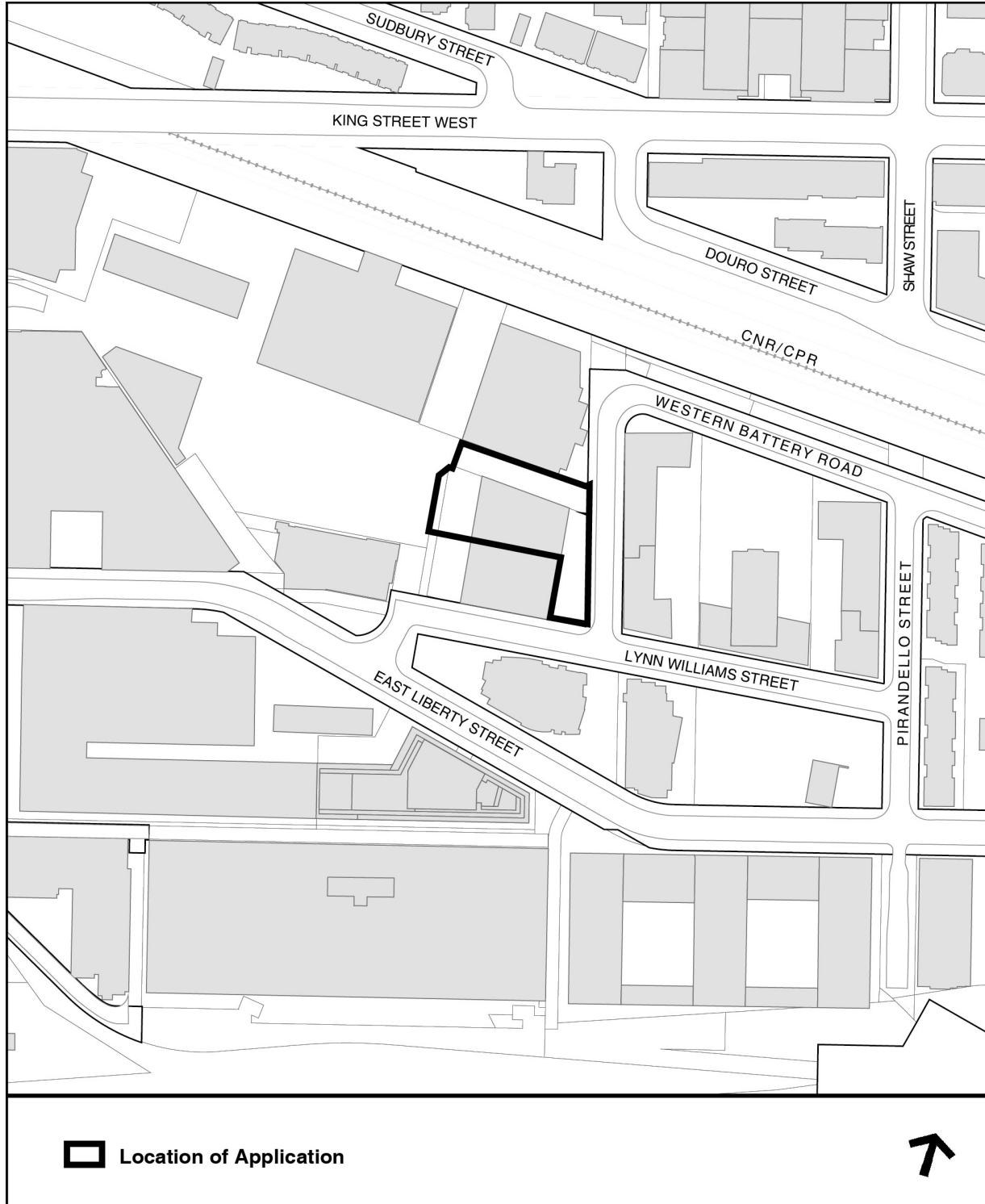
#### Parking and Loading

Parking Spaces:	94	Bicycle Parking Spaces:	584	Loading Docks:	2
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#### CONTACT:

George Pantazis, Senior Planner  
416-392-3566  
[George.Pantazis@toronto.ca](mailto:George.Pantazis@toronto.ca)

## Attachment 2: Location Map



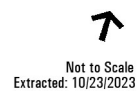
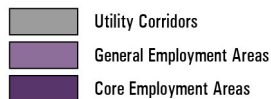
### Attachment 3: Official Plan Land Use Designation Map



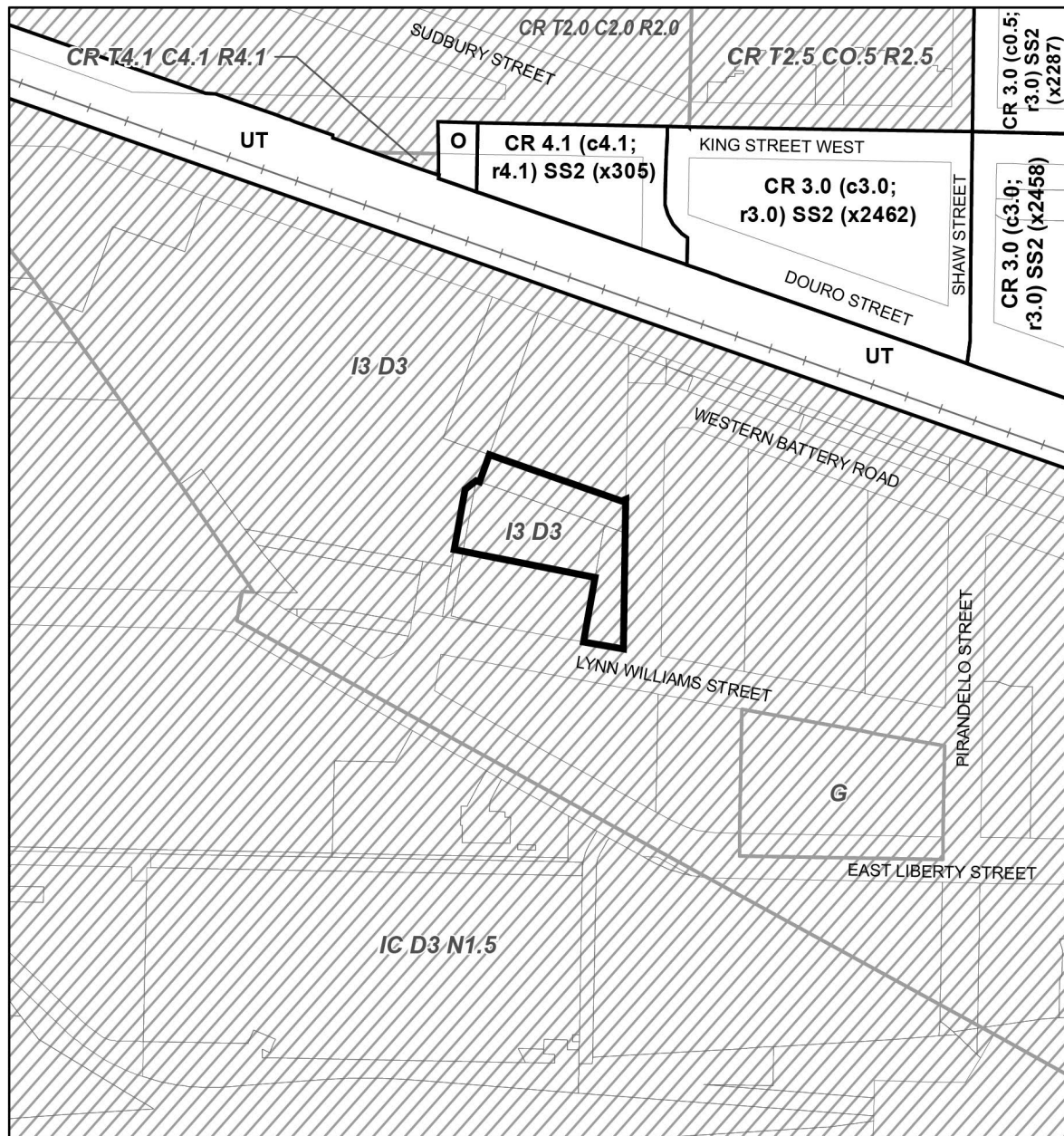
Official Plan Land Use Map #18

80 Lynn Williams Street

File # 23 216060 STE 10 0Z



## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

80 Lynn Williams Street

File # 23 216060 STE 10 0Z



Location of Application

CR Commercial Residential

O Open Space

UT Utility and Transportation



See Former City of Toronto By-law No. 438-86

CR Mixed-Use District

I3 Industrial District

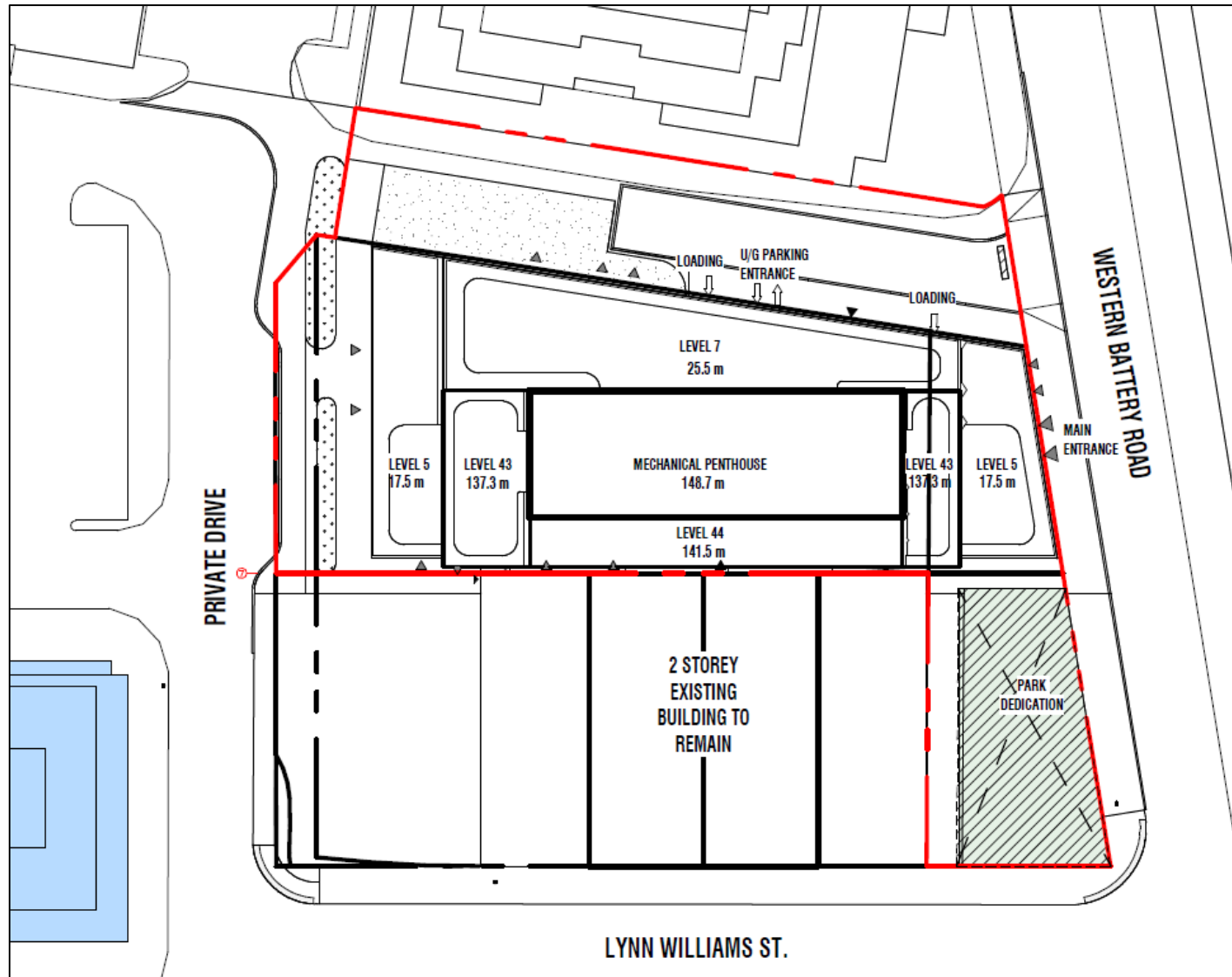
IC Industrial District

G Parks District

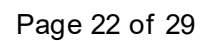


Not to Scale  
Extracted: 10/31/2023

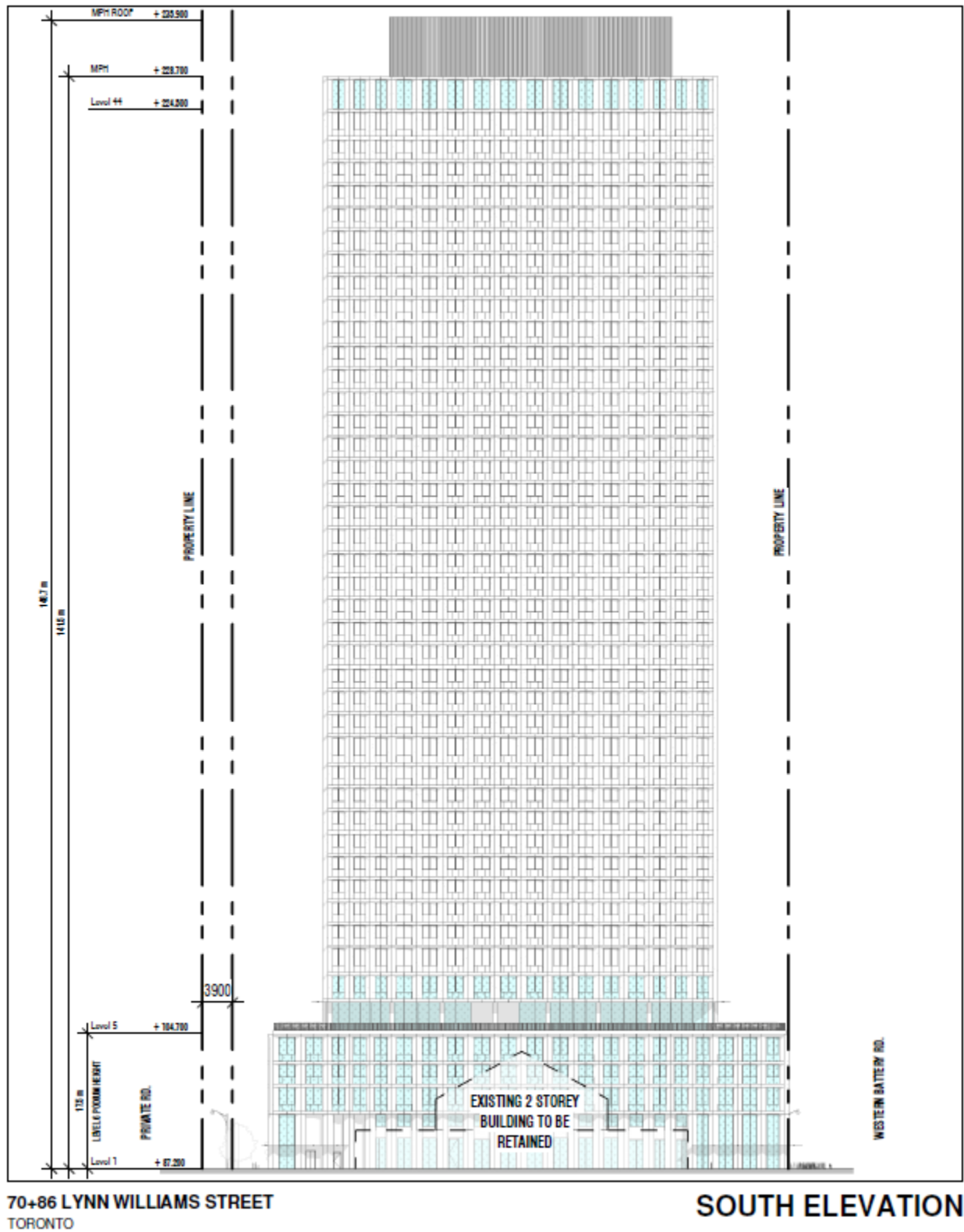
## Attachment 5: Site Plan

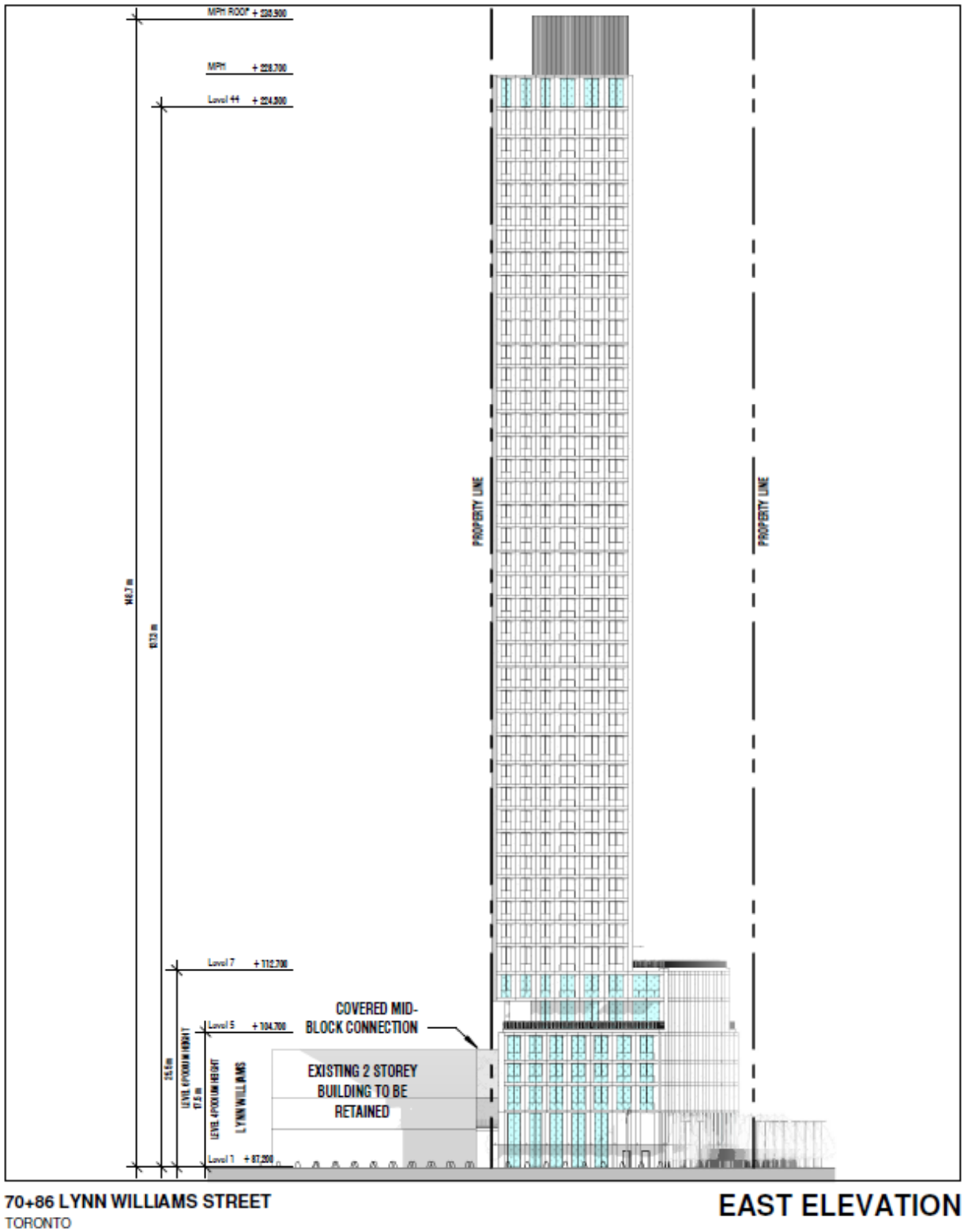


## 70-86 Lynn Williams Street – Decision Report – Approval

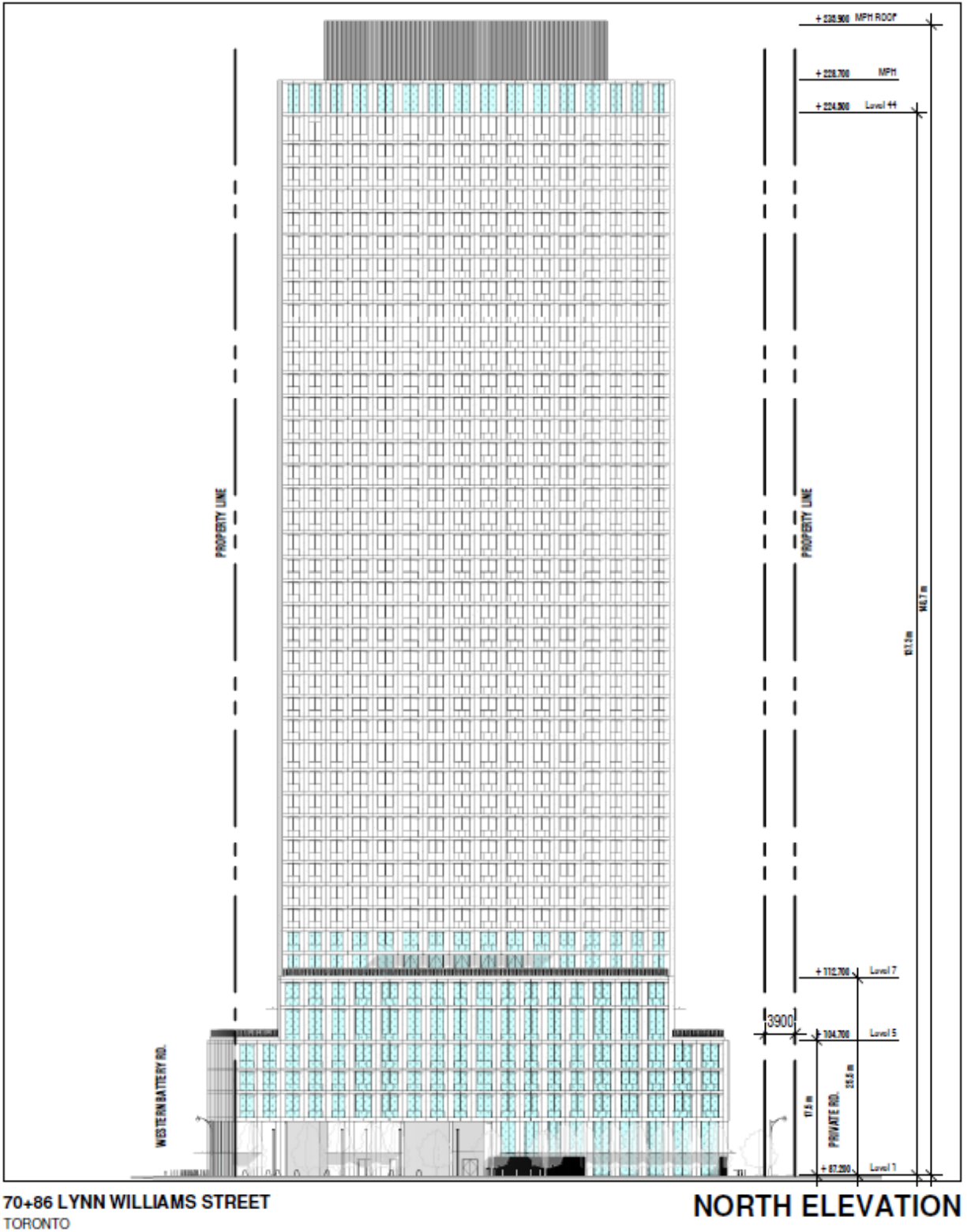


## Attachment 7: Elevations









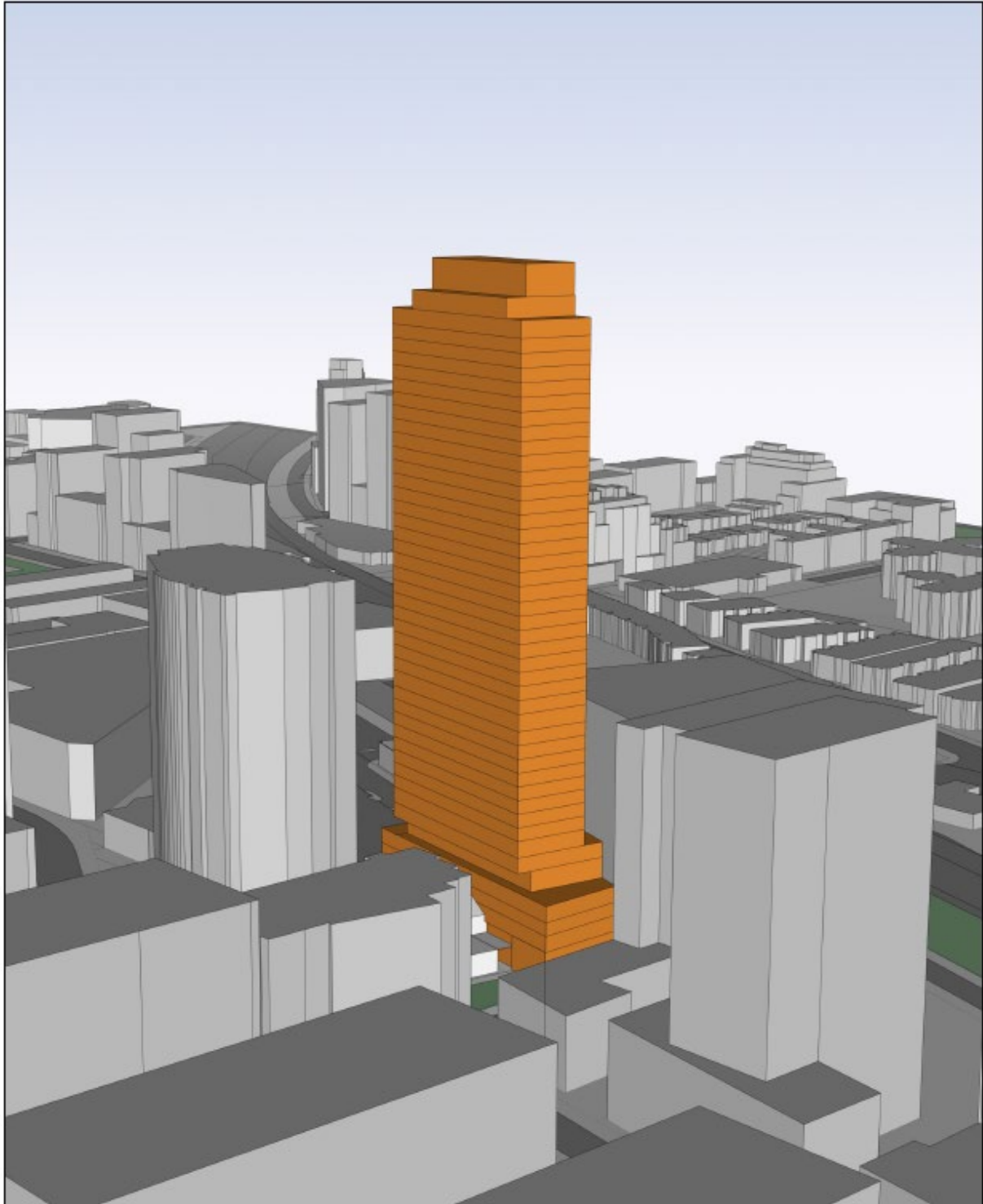


## Attachment 8: 3D Perspective Drawings



70+86 LYNN WILLIAMS STREET  
TORONTO

3D MODEL IN CONTEXT - NW



70+86 LYNN WILLIAMS STREET  
TORONTO

3D MODEL IN CONTEXT - SE

### **Attachment 9: Draft Zoning By-law Amendment**

The draft zoning by-law amendment will be made available before the December 4, 2024 Toronto and East York Community Council Meeting.